

PUBLIC HEALTH ASSESSMENT SUMMARY

BROAD BROOK MILL SITE (MILLBROOK CONDOMINIUMS)

BACKGROUND

The Broad Brook Mill (also called Millbrook) Site is located in the Broad Brook section of East Windsor, Connecticut. The site includes a 21-unit condominium complex, a commercial office building, a commercial retail strip mall, and a vacant powerhouse building. Various past industrial activities on this site caused contamination of soil. Portions of the former mill buildings were converted to condominiums in the late 1980s. A number of environmental site assessment activities have occurred at the site between 1993 to 2000. Results of environmental sampling indicate that due to past operations on this site, there are numerous areas of soil contamination surrounding the former mill condominium building. The historic sources of contamination include above-ground fuel oil storage tanks, cleaning solvents, plating solutions containing heavy metals, and a former coal storage area. A Public Health Assessment document has been developed by the Connecticut Department of Public Health (CT DPH) to review available environmental sampling data and current site conditions to evaluate whether living or working at the Broad Brook Mill site presents a public health hazard. **This fact sheet summarizes the findings of the Public Health Assessment. Public comments on the Public Health Assessment document will be taken between February 25 and March 30, 2002. Please call (860) 509-7742 if you are interested in a copy of the full document.**



WHAT ARE THE MAIN FINDINGS?

- In 1998, CT DPH determined that exposures to polycyclic aromatic hydrocarbons (PAHs) in surface soils at the site represented a public health hazard to residents. At that time, we issued a warning that children and pets should not be allowed to play on the land surrounding the condominium.
- Since that time, interim clean-up actions were taken by EPA that prevent exposure to surface soil contaminants. Soil around the condominium building and along the pathway at the rear of the building was covered with geotextile fabric and bark mulch/stone. Asbestos was removed from the powerhouse building after it was discovered in 2001.
- In 2000, the EPA tested soil gas near the buildings to determine if chemicals in the groundwater might enter the basements and indoor air of the buildings. CT DPH reviewed the EPA test results and determined that soil gas did *not* present an exposure risk to condominium residents.
- Although immediate threats to residents have been reduced or eliminated by remedial actions, contamination still exists at deeper soil levels near the buildings and near the surface in some locations away from the buildings. Therefore, further steps need to be taken to control possible future exposures.

RECOMMENDATIONS

- Grass cover should continue to be maintained using good lawn management practices (fertilizer usage, re-seeding bare areas).
- If the grass cover becomes disturbed or degraded, physical barriers (such as fencing) should be considered to make sure direct contact with underlying soils is avoided.
- Interim measures performed by EPA (gravel walkway and geotextile and mulch in foundation areas) should be maintained so that they continue to provide a barrier to contaminated soils beneath.
- Warnings should be posted more visibly and maintained around the condominium building and in surrounding fields.
- All doors and windows of the vacant powerhouse building should be secured to prevent any trespassers from entering the building.
- Parents should make sure that children do not dig or play in any areas where grass covering may become bare. Parents should also make sure children are aware of areas posted with warning signs.

WHAT FURTHER ACTIONS WILL BE TAKEN?

- The Connecticut Department of Public Health and the CT Department of Environmental Protection will review and summarize additional environmental sampling data.
- The Connecticut Department of Public Health will work with appropriate agencies to make sure proper warning signs are placed around the site.
- A plan for remediation is expected for public comment in January 2003, with the majority of the clean-up activities being completed by the end of 2003.
- DEP/EPA and former site owners and operators will continue efforts to acquire the property as part of the site-wide remediation program.

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This fact sheet is funded in part by funds from the Comprehensive Environmental Response, Compensation, and Liability Act trust fund through a cooperative agreement with the Agency for Toxic Substances and Disease Registry, Public Health Service, U.S. Department of Health and Human Services.